



CITY OF OREM
OFFICE OF THE CITY MANAGER

August 10, 2016

Mses. Aimee Storm and Wendy Thomi
U.S. EPA, Office of Brownfields and Land Revitalization (MC 5105-T)
1200 Pennsylvania Avenue, NW
Washington, D.C. 20460

Mses. Storm and Thomi,

The City of Orem, Utah is pleased to submit a proposal for the Brownfields Area-Wide Planning Grant to assist in the study of the Geneva Road Area (GRA). The City of Orem is located in central Utah, approximately 50 miles south of Salt Lake City. The GRA in Orem has a long history as a vital industrial corridor and employment center in Utah County. We believe with appropriate remediation efforts, significant steps can be made to improve the health, quality of life, and economic opportunities of our community by providing better access to employment, education, and transportation opportunities. An Area-Wide Planning Grant would be the first step to determine the opportunities to improve these services. Please find our project summary and contact information below.

1. Applicant Identification: City of Orem
56 North State Street
Orem, UT 84057

2. Grant Funding Amount Request: Brownfields Area-Wide Planning Grant – \$200,000

3. BF AWP Project Area Location and Description

- a. Location: Orem, Utah County, Utah
- b. Population: BF AWP Project Area: 6,514; Orem, Utah: 94,457
- c. Project Area Description: The GRA is located on the western side of Orem. Geneva Road is the western boundary of the study area with I-15 and 800 West defining the eastern boundary. The northern boundary is along 1600 North and the southern boundary at 800 South. The area is adjacent the site of the former Geneva Steel plant, which operated from the 1940s until 2001, located immediately west of the GRA and within the Town of Vineyard. Geneva Road remains an important industrial corridor and employment center in the region with diverse businesses and land uses, including light manufacturing, auto wrecking and repair, storage, construction equipment and other machinery maintenance, and warehouse and office space. The former Geneva Steel plant has undergone extensive environmental remediation in recent years and is now being redeveloped into a master-planned community, including approximately 7,500 residences, retail, light industrial, and office space uses. This redevelopment will have impacts on future development and operation of industrial uses in the GRA.

4. Project Contacts:

- a. Project Director: Brandon Stocksdales, Long Range Planner

**City of Orem, Utah: Geneva Road Area
Brownfields Area-Wide Planning Grant Application**

56 North State Street, Orem, UT 84057
bstocksdale@orem.org; (801) 229-7055

b. Chief Executive: Jamie Davidson, Orem City Manager
56 North State Street, Orem, UT 84057
jpdavidson@orem.org; Phone: (801) 229-7037

5. Project Summary:

This application seeks to leverage the City's planning and community outreach efforts to promote environmental revitalization and economic development in the GRA. The major goal of the project is to create a community-driven vision and master plan for the renewal of this corridor to improve the health, safety, environmental quality, employment opportunities, transportation options, and business development of the GRA. This will be accomplished through the following activities: seeking public engagement to create a vision for the corridor; completing an inventory of existing land uses and businesses; inventorying existing and needed infrastructure, identifying potential environmental concerns and remediation options; conducting a market analysis to identify highest and best land uses and economic development potential; presenting concept plans for the corridor; and implementing a plausible vision plan document to guide redevelopment opportunities.

The project will allow the City to build on its community planning efforts by engaging the expertise of a qualified consultant team to maximize the economic and community development potential of the GRA through the steps outlined above. The project will follow the work plan and schedule attached in the project narrative. The City will work with Utah Valley University (UVU), the Economic Development Corporation of Utah (EDC Utah), the Town of Vineyard, the Mountainland Association of Governments, the Utah County Board of Health, the United Way of Utah County, and the City of Orem's Neighborhood in Action community groups achieve a balanced planning approach. The City seeks to build upon the joint outreach completed by UVU and Orem to engage the public in visioning efforts, including public open houses, charrettes, and online media outreach. The City will work with EDC Utah to leverage that organization's ability to reach out to current and potential businesses and developers to maximize redevelopment in the GRA. This outreach will include connecting with current business owners through the organization's vast communication network, including business directors, mailing lists, online resources, and regular meetings. The City will establish an advisory committee and engage the public through open houses and charrettes. The cooperation between EDC Utah, Orem, and other partner agencies will create a balanced approach to reach out to residents, businesses, and coordinate regional planning efforts. This coordinated approach will create a more economically productive, healthier, and safer community for the City of Orem.

We thank you for considering our application for the Brownfield Area-Wide Planning Grant funding and look forward to opportunities to work with the EPA in the future.

Regards,



Jamie Davidson
Orem City Manager

Brownfields Area-Wide Planning Grant Application

Geneva Road Area Narrative Proposal

1. Community Need

Economic concerns within the project area

The Geneva Road Area (GRA) consists of the industrial Geneva Road corridor and three residential neighborhoods in the City of Orem, Utah. These areas are connected by the industrial past of the Geneva Steel Plant, which was located directly west of the GRA in the Town of Vineyard and the nearby shores of Utah Lake. The GRA is represented by Census Block Groups 490490008011, 490490008021, and 490490011062. The GRA has been a vital industrial, employment and residential center for the City of Orem and Utah County since the 1940's. The area includes businesses on Geneva Road between 1600 North and 800 South in Orem. The distressed residential neighborhoods of Geneva Heights, Suncrest, and Orem Park are on the eastern part of the GRA. The highly traveled Geneva Road serves as the boundary between the City of Orem to the east and the Town of Vineyard (Vineyard) to the west. The former Geneva Steel plant is located in Vineyard to the west of Geneva Road between 1600 North and 400 South and is a brownfield undergoing environmental cleanup and redevelopment under the Utah Department of Environmental Quality's (DEQ) RCRA Program. The former plant is transforming from heavy industry to an area of mixed residential, retail, office space, and other less industrial-intensive uses in a master-planned community. As Vineyard continues to redevelop, potential land use incompatibilities may arise in the GRA as over 500 housing units and new retail centers are built in Vineyard adjacent to existing heavy industrial centers and waste disposal yards in the GRA. This is starting to change the mind set in the GRA. The GRA does not include the former Geneva Steel plant, but the influence of the industrial legacy and current redevelopment of the plant on the GRA cannot be overlooked. Something must now be done and this grant will help Orem City plan for future changes in the GRA.

The GRA grew with the Geneva Steel plant which opened in the early 1940s as an integral part of the war effort. It served as a significant regional employer and economic engine until its closure in 2001. This resulted in the loss of nearly 900 jobs, a reduction from over 2,000 employees during the height of production in the 1950s. The closure of the steel plant, the lack of readily developable land in central Utah County, and current efforts to remediate the formerly polluted steel plant has brought new opportunities and development pressures to the GRA. In many cases, properties are underutilized and vacant along Geneva Road, reducing the City's tax base. This limits Orem's ability to draw on funding sources to adequately plan for changes in the GRA. The EPA Brownfields Area-Wide Planning grant will help address this issue.

The boundaries of the GRA were selected to address the heavy industrial uses which may prove incompatible to the new mixed use communities in the Town of Vineyard. Some new facilities have been built adjacent to I-15 in Orem which have already improved the environmental quality and land value of small pockets of the GRA; however, the overall GRA retains many distressed characteristics which discourage new investment. As businesses grow in the GRA, they have opted for more desirable locations in Orem or elsewhere leading to a loss of capital, jobs, and investment in addition to the losses already sustained from the closure of the Geneva Steel Plant. This promotes the decay of infrastructure, uncertainty, and blight which stifles future growth opportunities, as shown below:

Company Name	Number of Jobs Lost	Year Relocated from GRA
American Crafts	141	2014

Brownfields Area-Wide Planning Grant Application

Geneva Road Area Narrative Proposal

Gold Tip	54	2015
Royal Wholesale Electric	15	2015
Beloved Wear, LLC	16	2015
Forever Green International	40	2015
Earthtec Engineering	26	2015
Silhouette America	47	2015
Total:	339	

Data source: City of Orem business license records, 2014-2016.

The Geneva Heights, Suncrest, and Orem Park neighborhoods in the GRA continue to bear the effects of these legacy uses. This was the original housing constructed for Geneva Steel workers during the 1940s and 1950s. These are now among the poorest neighborhoods in Orem, with key economic indicators (unemployment levels, median home values, and percent of households receiving food stamps) showing economic challenges compared to the rest of Orem, Utah County, and the State of Utah. The GRA has continued to struggle to replace access to high paying jobs, transportation services, and improved opportunities for education.

The GRA was a focus area in the 2014 Orem Economic Development Strategic Plan (EDSP). The EDSP analyzed Orem's major employment sectors, retail capture rates, and future growth opportunities. According to the industrial market study in the EDSP, Orem has the capacity to absorb nearly 27 acres of new industrial space per year. Between 2004 and 2012, Orem absorbed 3,321,032ft.² of industrial space, nearly 20% of all new industrial space in Utah County. As land for new development becomes more limited, it will be crucial to seek redevelopment opportunities to increase the local tax base, access to jobs, and space for new businesses in Orem. The GRA represents a prime opportunity for redevelopment. The EDSP identifies the GRA among the lowest tax producing areas in Orem, which is indicative of total economic output. Grant funding will assist Orem in completing more detailed market and land use studies it would not be able to complete on its own due to municipal general fund constraints, other priority capital improvement projects, and limited knowledge of brownfield impacts.

Demographic Indicator	Geneva Road Area¹	City of Orem	Utah County	Utah	United States
Population ²	8,468	94,457	540,425	2,858,111	314,107,084
Unemployment ²	4.0%	3.6%	3.1%	3.4%	5.0%
Poverty Rate ²	13.1%	16.0%	13.2%	11.9%	15.6%
Percent Minority ²	30.9%	25.5%	16.4%	20.2%	37.2%
Median Household Income ²	\$55,617	\$54,048	\$60,830	\$59,846	\$53,482
Median Home Value ²	\$163,033	\$202,000	\$222,300	\$212,500	\$175,700
Percent of Households with Female Head with Own Children ²	6.94%	5.71%	4.68%	5.60%	7.17%
Percent of Households Receiving Food Stamps ²	12.52%	10.33%	8.26%	9.04%	13.0%
Percentage of Population under 18 Years Old ²	28.65%	29.07%	35.06%	31.10%	23.49%
Percentage of Population over 65 Years Old ²	10.4%	8.0%	6.8%	9.5%	13.7%

Brownfields Area-Wide Planning Grant Application Geneva Road Area Narrative Proposal

¹Geneva Road Area is the subject of this Area-Wide Planning Grant Proposal. It includes demographics identified in Census block groups 490490008011, 490490008021, and 490490011062. While a large portion of the industrial uses in the GRA are located in Census block group 490490022011, this data was not included as it reflects a population not living in the GRA.

²Data is from the U.S. Census American Community Survey, 2010-2014.

This grant will provide an opportunity to enhance the future development of the GRA to create a healthier environment and improved quality of life for local residents while providing new development opportunities for local businesses. For example, the EDSP identifies a need for local services such as grocery stores in the GRA. Orem currently has insufficient funds to complete an in-depth revitalization and environmental restoration study. This grant would significantly improve Orem's ability to guide redevelopment of the GRA which will benefit the neighborhoods most impacted by the industrial uses of the GRA. Since the majority of Orem's funds come from sales and property taxes, redevelopment of underutilized properties will enable the City to expand services to the neighborhoods in the GRA. The grant funding and associated project will serve as a catalyst to initiate this opportunity for Orem and greatly enhance the City's planning efforts in the GRA, benefitting the citizens of Orem.

Social, public health, and environmental justice concerns within the project area

The residential neighborhoods in the GRA are located adjacent to a heavy industrial corridor. This population bears the burden of possible contaminants from the former Geneva Steel plant and other heavy industrial uses in the GRA. The neighborhoods in the GRA have high levels of households with single mothers, children under 18 years old, and adults over 65 years old- all of which are sensitive receptors to environmental contaminants and poverty. Additionally, 37% of the female population of Orem are in their child-bearing years and may be particularly sensitive to potential soil, water, or air contamination associated with the GRA. The GRA has one of the highest minority population rates (Hispanic majority) in the City of Orem, substantially higher than the rest of Utah County or the State of Utah. The 84057 ZIP code, which includes the GRA, is the fourth most densely populated ZIP code in the State of Utah. There is tremendous need to bring local businesses and services to these neighborhoods which currently lack sufficient access to transit and retail options. According to the USDA, these neighborhoods are currently in low income and low access areas, with the nearest grocery store more than ½ mile away. This provides very poor pedestrian access to healthy food choices for disadvantaged populations such as those in poverty, the elderly and children.

The residential neighborhoods in the GRA are in the Alpine School District; eight of the 11 Title I schools in the District are in Orem, with two schools within one mile of the GRA. Another Title I school in the Town of Vineyard is one-quarter mile west of the GRA. Title I schools are those which utilize federal funding to improve academic achievement to disadvantaged students who may be affected by concentrations of poverty or environmental challenges. These populations are potentially impacted by the current activities in the GRA due to the history of heavy industrial uses. The GRA is also impacted by Utah County's often poor air quality.

Discuss the brownfield challenges in your project area

It is estimated there are more than 30 sites where a phase I environmental site assessment is likely to identify Recognized Environmental Conditions and, therefore, create uncertainty which will impede future growth and redevelopment efforts. While no official inventory has been performed to quantify the total number of brownfields, it is important to understand that industrial activities

Brownfields Area-Wide Planning Grant Application Geneva Road Area Narrative Proposal

have occurred along Geneva Road and in the GRA for over 75 years, many in support of the former Geneva Steel plant. Parcel sizes range from under one to over 10 acres. The concentration of these sites exacerbates the blight and underutilized nature of the GRA. Types of possible brownfields include salvage yards, auto body shops, and former pipe fitting garages. Many properties are vacant and used for storage of equipment.

Due to historical industrial activities, soil and groundwater is potentially impacted with polycyclic aromatic hydrocarbons, volatile organics, and metals. Groundwater contamination includes potential vapor intrusion impacts. Depending on the location of the impacts, this could create potential public health issues in the residential portion of the GRA. Potential brownfield sites are also likely having a negative effect on land values and economic development. For example, the estimated tax revenues to Orem per acre (less single family residential and vacant property) for the GRA are \$1,589.00 as compared to the City-wide average of \$4,035.00 (EDSP, 2014). This clearly demonstrates the area is lacking investment which is most likely due to the large amount of uncertainty associated with the area's significant industrial past. The high number of potential brownfields and various underserved minorities potentially create various environmental justice concerns that should be addressed. The Area-Wide Plan (AW Plan) is an important tool to start addressing brownfields and helping the City start the process of resolving these issues.

2. BF AWP Project Description

Project area boundaries and size

The GRA covers land in a north-south corridor between I-15 and 800 West to the east and Geneva Road to the west. The GRA's size is appropriate because it allows for an AW Plan to address concerns on the entire corridor, such as proximity to the former Geneva Steel site, the high concentration of potential brownfield sites, the outdated nature of many current land uses, and the redevelopment opportunities afforded by frontage on Geneva Road, an important regional highway. The northern and southern boundaries were chosen to create an area with significant redevelopment opportunities while maintaining a relative proximity to the catalyst, high priority site and other key properties in the GRA. The boundaries most accurately represent the redevelopment potential of the GRA. The selected area encompasses the properties where support was given by local land and business owners and also focuses on addressing possible brownfields with the highest potential to impact the residential portion of the GRA. The GRA boundaries were selected so this proposal could be reasonably implemented and the outputs and outcomes noted in the document achieved.

Catalyst, high priority site definition

The catalyst, high priority site within the GRA is the vacant Rocky Mountain Power site located at approximately 1116 North 1565 West, Orem, Utah, 84057. It encompasses approximately 10 acres along Geneva Road. The site has been used for various industrial purposes and is currently undeveloped and used for miscellaneous equipment storage. A portion of the property is occupied by a power substation and was not identified as a part of the catalyst, high priority site due to a low redevelopment potential. The site is surrounded by industrial warehouses, construction yards, defunct scrap yards, and the former Geneva Steel site (under RCRA brownfield cleanup). This creates a tremendous amount of uncertainty which is an impediment to reuse efforts. Due to its access to Geneva Road and vicinity to the Vineyard Connector (800 North) roadway, the catalyst

Brownfields Area-Wide Planning Grant Application Geneva Road Area Narrative Proposal

site has high potential to spur additional revitalization once assessed, remediated (if necessary), and reused. The vacant Rocky Mountain Power site is a key site and meets the definition of a Brownfield site per CERCLA 101(39). A support letter is included with this proposal from Rocky Mountain Power.

Environmental activities at the catalyst, high priority site

No environmental assessment or clean-up has taken place at the catalyst, high priority site at the time of grant application. In the future, the site will need to be assessed; a Targeted Brownfields Assessment or Community-Wide Assessment grant will be considered to achieve this goal.

Budget table

Cooperative Agreement Budget*	Task 1: BF Advisory Committee & Consultant	Task 2: Resource & Reuse Planning	Task 3: Public Outreach	Task 4: Evaluate Corridor Options & Alternatives	Task 5: Finalize Area Wide Plan	Total
Personnel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fringe Benefits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Travel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Contractual	\$0.00	\$65,000	\$21,000	\$66,000	\$38,000	\$190,000
Advertisement	\$1,000	\$0.00	\$4,000	\$0.00	\$0.00	\$5,000
Website	\$0.00	\$0.00	\$5,000	\$0.00	\$0.00	\$5,000
Total EPA Funds	\$1,000	\$65,000	\$30,000	\$66,000	\$38,000	\$200,000

*The City of Orem will comply with the procurement standards contained in 2 CFR 200.317 through 200.326.

Tasks narrative

The grant will be used by City of Orem to develop an AW Plan for the GRA. It will be used to determine appropriate future land uses, analyze existing infrastructure, determine infrastructure needs, and complete market studies for the catalyst site, other apparent brownfield sites, and other parcels in the GRA. An analysis will be conducted to determine what impact the existing catalyst site and other possible brownfield sites are causing on redevelopment potential for adjacent properties and the brownfield sites. A process will also be identified to be utilized by property owners to assess contaminated sites. The process will include a checklist that will specify action steps and identify means of support from local, state, and federal partners.

This project will require extensive public outreach and support. The City plans to create a project website, hold additional meetings with GRA businesses and property owners, and host visioning charrettes with the public. Utah Valley University (UVU), the community-based organization supporting our efforts, will host public meetings, which will free up funding to be dedicated to the planning process instead of venue fees. An advisory committee composed of GRA property/business owners, residents and UVU will advise the process. Specific meetings with GRA businesses will be held to ensure input and concerns are addressed.

The project will require five major tasks that have been broken down into sub-tasks. The purpose of the tasks is to develop an AW Plan to guide future reuse opportunities, educate landowners of

Brownfields Area-Wide Planning Grant Application Geneva Road Area Narrative Proposal

brownfields opportunities, and improve residential quality of life. These tasks will be further defined as the City moves forward with the AW Plan and will be completed by the City in coordination with a consultant team, project partners, and advisory committee(s). The estimated cost of each task is based upon actual costs taken from the 2015 Orem State Street Corridor Master Plan. Costs include estimated expenses for consultant fees, public outreach, and other materials. Orem will fund city staff costs, including management of the cooperative agreement. This will ensure the EPA area-wide planning grant is used solely for developing the AW Plan Orem is proposing as part of this document.

Task 1: Brownfield Advisory Committee and Consultant.

- Cost: \$1,000 (expenses included); Estimated Timeline: June-August 2017
- 1.1: Assemble an Advisory Committee. To include City staff; representatives from partner agencies (see Project Partners), a representative from Rocky Mountain Power, GRA business and property owners, UVU and residents. (\$0)
- 1.2: Finalize Goals and Objectives. Meet with the advisory committee to establish scope of work, goals, and objectives to be identified in the request for proposals (RFP). (\$0)
- 1.3 Assemble an RFP to Solicit Consultant Team. Write the RFP to reflect the scope of work, goals, and objectives identified by the advisory committee and to reflect the tasks as outlined in this proposal. This sub-task is of the utmost importance and must be completed as soon as possible once the advisory committee is assembled. This sub-task will be completed by City staff and staff costs are to be absorbed by the city. (\$0)
- 1.4 Advertise RFP. Advertise the RFP in the appropriate media to ensure the attraction of those consultants with brownfields experience. (\$1,000)
- 1.5 Select Three Finalists for Interviews. Each member of the advisory committee is to review the submitted proposals and grade each approval as per the RFP guidelines. A matrix will be used to determine the three finalists. (\$0)
- 1.6 Select Final Consultant. Interviews of the three finalists are to be conducted by the advisory committee. Select a finalist as per the interview results. (\$0)

Task 2: Resource and Reuse Planning.

- Cost: \$65,000 (expenses included); Estimated Timeline: August-October 2017
- 2.1 Complete a Historic Analysis of Past Uses. Utilize historic aerial photos, government records, and other means to determine the history of the properties located within the GRA. (\$5,000)
- 2.2 Compile Current and Past Zoning Information. Utilize City records to determine current and past zoning for properties located within the GRA. (\$3,000)
- 2.3 Inventory Existing Infrastructure including Buildings. Complete a GIS inventory of existing infrastructure, including buildings, utilities, trails, sidewalks, roadways, railroad corridors, and parks. (\$5,000)
- 2.4 Inventory Existing Businesses. Complete an inventory of all existing businesses located in the GRA. Include current use, tax revenues received, employee numbers, and other pertinent information. (\$5,000)
- 2.5 Complete Market Study. Complete a market study for properties located in the GRA determining the highest and best use of parcels. (\$30,000)

Brownfields Area-Wide Planning Grant Application Geneva Road Area Narrative Proposal

- 2.6 Conduct an Analysis. Identify what impact the existing catalyst site and other possible brownfields are causing on redevelopment potential in the GRA and potential brownfield sites. Identify steps to be utilized by property owners to address brownfields. Create a checklist or toolkit to specify actions, steps, and identify means of support from local, state, and federal government (financially and through other means). (\$8,000)
- 2.7 Complete Background Report. Compile all background information into a background report. (\$5,000)
- 2.8 Presentation to the Advisory Committee. Present the background report to the advisory committee and other public committees as necessary. (\$2,000)
- 2.9 Presentation to City Council at Work session. Present background information to the city council. (\$2,000)

Task 3: Public Outreach.

- Cost: \$30,000 (expenses included); Estimated Timeline: October-December 2017
- 3.1 Launch Project Website. Create AW Plan information and survey page as part of the City's website to receive public input. Include information regarding the AW Plan vision process, alternate concept plans, the final concept plan, and the final AW Plan. (\$5,000)
- 3.2 GRA Business Meetings. Meet with GRA businesses and receive input regarding goals and objectives associated with the GRA and the AW Plan. This task will help to inform landowners about brownfield reuse opportunities. (\$3,000)
- 3.3 Public Open-House Charrette #1. Meet with the public and receive input regarding goals and objectives associated with the AW Plan. (\$6,000)
- 3.4 Gather Public Input through the Website. Allow at least six weeks to gather input through the website. Advertise the website through the city newsletter, local media, and social media. (\$4,000)
- 3.5 Compile Data and Assemble Public Input Report. Evaluate all input received from the website, business group meetings, and the public meetings. Assemble the data in a report and identify recommendations moving forward based upon public input. (\$10,000)
- 3.6 Presentation to the Advisory Committee. Present the results of the public outreach process and a summary of the report to the advisory committee. (\$2,000)

Task 4: Evaluate Corridor Options and Create Alternatives.

- Cost: \$66,000 (expenses included); Estimated Timeline: November 2017-February 2018
- 4.1 Develop Alternative Concepts. Based on public participation, develop at least three alternative concepts for the GRA. (\$45,000)
- 4.2 Presentation to the Advisory Committee. Present the three alternatives to the Advisory Committee and receive feedback. (\$2,000)
- 4.3 Neighborhood Meeting with GRA Businesses. Present the three alternatives to the GRA business group and receive feedback. This task will also help to inform landowners about brownfield reuse opportunities. (\$2,000)
- 4.4 Public Open-House Charrette #2. Present the three alternatives to the general public during the charrette and receive public feedback. (\$5,000)
- 4.5 Gather Public Input. Assemble feedback from the three previous meetings. (\$10,000)

Brownfields Area-Wide Planning Grant Application Geneva Road Area Narrative Proposal

- 4.6 Presentation to the City Council at work session. Present the three alternatives and public responses to the City Council. Receive feedback from the City Council. (\$2,000)

Task 5: Finalize the Area-Wide Plan (AW Plan).

- Cost: \$38,000 (expenses included); Estimated Timeline: February-May 2018
- 5.1 Develop Final Concept. Refine the previous alternative concepts to develop a final AW Plan based upon public feedback received during Task 4. (\$15,000)
- 5.2 Neighborhood Meeting with Area Businesses. Present the final AW Plan to GRA businesses. Gather additional input to further refine the final plan. (\$2,000)
- 5.3 Public Open-House Charrette #3. Present the final AW Plan to the general public. Gather additional input to further refine the final plan. (\$5,000)
- 5.4 Develop Final Vision Plan Document. Refine the final AW Plan to reflect recent input received from the two previous meetings and finalize the document. (\$10,000)
- 5.5 Presentation to the Advisory Committee. Present the final AW Plan to the Advisory Committee. (\$2,000)
- 5.6 Presentation to the City Council. Present the final AW Plan to the City Council in a work session. (\$2,000)
- 5.7 Public Hearing and Adoption by the City Council. Present the final AW Plan to the City Council for a vote to adopt the AW Plan as a part of the Orem General Plan. If approved, the AW Plan will act as a guiding document for the future of the GRA, including zoning, redevelopment, infrastructure improvements and solutions to address brownfields. (\$2,000)

The City of Orem will ensure the EPA grant funds are expended in a timely and efficient manner by working with the EPA through a cooperative agreement. The City's project manager will provide quarterly reports to EPA in a timely manner.

3. Benefits to Community

How will assessment, cleanup, and reuse of the catalyst site address Community Need?

The assessment, cleanup, if necessary, and reuse of the catalyst, high priority site will support other GRA redevelopment efforts, including economic development, accessibility, and the reuse of existing infrastructure in the GRA. The AW Plan is the first step in the redevelopment of brownfields in the GRA. By identifying a reasonable strategy to move forward, it is anticipated the community will support the process. The AW Plan will also encourage redevelopment of blighted or underutilized properties, promote small business growth, encourage cleaner industrial uses, and support demand for office and retail development in the City. The City's current General Plan states, "heavy industrial uses should be reduced in the future by developing more light and controlled manufacturing areas to encourage high-tech jobs." The AW Plan will also support Orem 2015 Transportation Master Plan goal of connecting existing trails to local neighborhoods and expanding regional trail access to the Utah County Lakeshore Trail by creating a clearer vision of the need for trails in the GRA. The AW Plan will support sustainable development by encouraging the redevelopment of properties with existing infrastructure access and reduce demand for new greenfield development on the fringes of Utah County, especially near environmentally sensitive lakeside wetlands, farmland, or forest lands. This redevelopment vision will restore the GRA as a regional employment center, with access from the interstate freeway and commuter rail line

Brownfields Area-Wide Planning Grant Application

Geneva Road Area Narrative Proposal

located in Vineyard. The GRA is currently being considered through regional planning efforts with Mountainland Association of Governments (MAG) as a future light rail corridor. Redevelopment will generate increased demand for transit services in the GRA which will support Orem's efforts to improve transit access to neighborhoods and employment centers, while helping reduce air pollution as more cars are taken off the road.

Reducing threats to health, the environment, and improving the welfare of sensitive populations

Identifying, and ultimately assessing, and cleaning up brownfields sites, including the catalyst site, will help protect the public and sensitive receptors such as the elderly, children, and minority populations from hazardous industrial contaminants. The residential neighborhoods in the GRA are disproportionately impacted by the industrial uses in the GRA. The AW Plan will reduce environmental and human health threats by providing a better understanding of brownfields, their impacts to the GRA and defining a path forward to address these sites. The AW Plan will provide City staff with a better understanding of these potential impacts and tools to mitigate them. By leveraging additional resources, future cleanups can commence and subsequent redevelopment will reduce exposure to potential contaminants. Redevelopment will also bring an increase in property values which directly benefit funding opportunities for local schools, such as the Title I schools found in the GRA.

How will the project lead to specific, direct, and measurable outcomes to benefit the community?

1. Stimulating economic development: Evaluating current and past businesses in the GRA will provide the foundation for redevelopment scenario planning. A highest and best use analysis will guide future zoning decisions to maximize property values, encourage the development and retention of high paying jobs, and provide tools to the City to encourage the redevelopment of existing industrial uses into cleaner business uses. It is believed that a comprehensive area-wide plan, that includes a strategy moving forward to assess and cleanup brownfields, will increase the low per acre tax revenue from the GRA once implemented, thereby allowing further investment.
2. Facilitating reuse of existing infrastructure: An inventory of existing infrastructure, including transportation facilities, sidewalks, trails, paths, utility infrastructure, and other services will provide the baseline for establishing policies to repurpose or complete infrastructure to promote cleaner, more productive business development on existing parcels. As infrastructure is reused or new infrastructure is constructed in a more efficient manner, the cost savings will be used to further additional investment in the GRA.
3. Creating/preserving green space, recreational property, or other non-profit uses: An inventory of existing green space and access to open space will provide a baseline to compare levels of service/access to other areas in the City. This will be used to update policies to secure new open spaces and improve access and trail facilities. The City outlines in the General Plan goals for access to parks in all areas of the City, and uses grants, local financing, and impact fees to expand park services throughout Orem. Coordination with UVU and the Town of Vineyard will improve opportunities to coordinate development plans and secure property for new green space development in the GRA, which is a priority for Orem.
4. Increasing sustainable and equitable development opportunities according to the Livability Principles: An AW Plan will identify transit needs and encourage development on a developing

Brownfields Area-Wide Planning Grant Application

Geneva Road Area Narrative Proposal

commuter rail corridor. The current commuter rail line runs parallel to the GRA with a planned intermodal hub to be built within one-half mile to the west of the catalyst site at 800 North. A future light rail extension with alignment alternatives down Geneva Road is currently under review by community and state leaders. The AW Plan will encourage cleaner, more productive land uses in the GRA; encourage transit-oriented development; provide a path to higher quality jobs to local residents; and set forth a strategy to reduce environmental hazards to residential communities. A market and infrastructure needs analysis and partnership with the Economic Development Corporation (EDC) Utah will significantly support the economic competitiveness of the GRA and reestablish it as a regional employment center in Utah County. A cleaner environment, improved transit services, improved sidewalks, transit-oriented development, and new business development will greatly improve the health, safety, and walkability of the GRA.

4. Performance Measurement: Anticipated Outcomes and Outputs

Anticipated environmental outcomes

1. Public Health and Environmental Improvement. The AW Plan will help identify brownfields in the GRA and identify future assessment and cleanup funding options and establish sustainable redevelopment policies in the GRA, which upon future implementation will lead to significant improvement in soil, groundwater and air quality. This will also protect residents of the GRA.
2. Environmental Justice Mitigation. The information obtained as part of the development of the AW Plan will help Orem gather more information on possible environmental justice concerns that will lead to a strategy and encourage partnerships with appropriate local, state, and federal agencies to address concerns related to possible contamination that could impact minorities and sensitive receptors.
3. Sustainable and Equitable Redevelopment. The adoption of the AW Plan will help establish a strategy and potentially future policies to ensure that future redevelopment of brownfields in the GRA includes sustainable building designs, reuse of infrastructure, where possible, improved transit options and equitable redevelopment practices.
4. Increased Stakeholder Brownfield Education and Cleanup Capacity. Information will be provided to GRA property owners regarding brownfields designations and steps that can be taken to remedy brownfields. By having opportunities to participate in various stakeholder groups, residents will become more informed and have more opportunities and a greater capacity to provide input as it relates to the future of the GRA.
5. Network of Local, State and Federal Partners. The AW plan will identify various stakeholders at the local, regional, state and federal level that have knowledge and resources or that can advise Orem to additional resources that can be invested in the GRA to help facilitate brownfields assessment, cleanup and redevelopment.

Anticipated environmental outputs

1. Increase in Community Involvement: The City will hold meetings and charrettes during the development of the AW Plan and provide a web page so residents and community members can gather information and provide comments as it relates to brownfields revitalization priorities in the GRA.
2. Increase in Partnerships. The GRA AW Plan will assist Orem in furthering partnerships with local, state, and federal agencies and formally engaging with new neighborhood

Brownfields Area-Wide Planning Grant Application Geneva Road Area Narrative Proposal

groups and residents in Orem as people are made aware and educated of the GRA redevelopment plans. As an example, new partnerships will be forged with the Town of Vineyard as the former Geneva Steel plant continues to redevelop and the two entities need to coordinate redevelopment strategies.

3. Existing Conditions Reports. The information obtained during the development of the AW Plan will allow a comprehensive analysis of historic and existing land uses, businesses, social, environmental and infrastructure issues in the GRA. This will be the first systematic analysis of the GRA by the City and help establish a strategy to make recommendations on assessment and cleanup of brownfields.
4. Catalyst Site Redevelopment Options. The AW Plan will include strategies and tools for the future assessment, cleanup, if necessary, and redevelopment of the catalyst site. This approach will be based on community involvement, and reflect the needs to address environmental justice, and sustainable development issues.
5. Brownfields AW Plan. The final document produced as a result of the planning process will be the AW Plan for the GRA. This plan will assist in identifying potential brownfields sites, include an overall market study for all properties within the GRA, establish a plan to assess and cleanup brownfields and identify appropriate implementation goals, strategies, mechanisms, funding sources, and partnerships.

Measures of project success

The success of the project will include measures that relate directly to anticipated environmental improvements in the GRA. These measures include the identification of brownfields and development of a path forward to address these sites, leveraging and/or obtaining funding to conduct assessment and cleanup work in the GRA and facilitating redevelopment. Orem believes all of these activities, once achieved through this grant and other grants in the future, will lead to cleaner air, land and water as properties are assessed, cleaned up and redeveloped in a manner that promotes a healthy, sustainable environment.

Performance measurement for project outcomes

Outcomes of this project will be tracked, measured and evaluated by establishing a baseline for the previously listed outcomes and comparing the data collected over time and upon implementation of the AW Plan to these baselines. As an example, as brownfields are assessed and cleaned up, this information will be used to indicate improvements in the health and well-being of GRA residents as very few sites are currently being assessed and cleaned up in the GRA. Furthermore, the number of sustainable developments will be tracked as redevelopment occurs. All outcomes/outputs will be reported to the EPA during each quarterly report. Progress towards completion of each outcome/output will be reported and compared to the attached milestone schedule and criteria outlined in this application and corresponding work plan. A master spreadsheet will be utilized to track and measure overall project progress and to note completion of each specific task and sub-task. For example, completion of the reports in Task 2 and 3 as well as the AW Plan are outputs for this project.

Brownfields Area-Wide Planning Grant Application Geneva Road Area Narrative Proposal

5. Community Partnerships and Engagement

Existing project area revitalization effort

The City of Orem staff has been engaged in multiple studies and public outreach efforts in recent years to re-envision the GRA. The City completed its 2014 Economic Development Strategic Plan and identified the GRA as a future redevelopment area with an emphasis on providing new opportunities for business development. In 2014, the City began an update of the City's zoning ordinance and general plan in the GRA by researching the creation of an industrial overlay zone to refine current and future uses in the area and to rezone key intersections for future commercial development to provide services to local neighborhoods. Both processes have included numerous public neighborhood meetings and charrettes to solicit feedback from residents and business owners. The City will also begin work on the Geneva Heights, Suncrest, and Orem Park Neighborhood Plan in 2016 to create a publicly-driven vision planning process for those neighborhoods. The City is actively working with interested property owners in facilitating the sale and redevelopment of blighted or underutilized properties in the GRA. Multiple properties near of the catalyst, high priority brownfield site are for sale and the city is working with these property owners to facilitate redevelopment.

The AW Plan is the logical next step in the redevelopment of the GRA because it will identify resources the City needs to address brownfields, infrastructure improvements, and economic development concerns in the GRA. It will help the City bring in needed expert consultation and craft the vision for the GRA. The AW Plan will also provide further opportunities for outreach with residential neighborhoods and the Town of Vineyard to address adjacent changing land uses. This process will provide the City with needed information on the identification and assessment process for potential brownfields and position the City to more fully utilize EPA resources in the future (such as a Community-Wide Assessment grant).

Project partners

Organization Name	Point of Contact	Specific Role	Already Involved/Will Be Going Forward
Utah Department of Environmental Quality (DEQ)	Bill Rees Brownfields Manager brees@utah.gov (801) 536-4167	Technical input and review on planning process and site evaluation	Already Involved
Utah Valley University (UVU)	Cameron Martin Vice President of Community Relations Cameron.martin@uvu.edu (801) 863-8514	Public outreach, notification, and hosting meetings, collaboration on area planning	Already Involved
Economic Development Corporation of Utah (EDC Utah)	Jeff Edwards President and CEO jedwards@edcutah.com (801) 328-8824	Conduct outreach with current and potential business owners, collaboration on area planning	Will Be Involved Going Forward

Brownfields Area-Wide Planning Grant Application

Geneva Road Area Narrative Proposal

Mountainland Association of Governments (MAG)	Michelle Carroll Community & Economic Development Manager mcarroll@mountainland.org (801) 229-3800	Integration with regional planning, infrastructure, and economic development	Already Involved
Utah County Board of Health (UCBH)	Ralph Clegg Executive Director ralph@utahcounty.gov (801) 851-7016	Public outreach and education on public health initiatives	Will Be Involved Going Forward

How will project partners work together to develop an area-wide plan?

The partnership between the City of Orem, DEQ, UVU, EDC Utah, MAG, and the UCBH represents a comprehensive team to address the social, environmental, economic, and community planning nature of the AW Plan. The partnership will leverage each organization's abilities to promote business development and support community planning through a comprehensive and publicly-driven process. These organizations possess the necessary connections and outreach tools to bring all of the necessary partners together to create a complete AW Plan. A stakeholder committee will oversee the selection of a qualified consultant team and approve the scope of work and timeline for successful project completion. A vision for the GRA will help direct the various efforts of these organizations towards a single goal to improve the business and community development efforts in the GRA. The stakeholders will maintain an achievable timeline for implementation with regular meetings to assess the completion of key milestones. Periodic review of key milestones by the Orem City Council will assure regular public review of the AW Plan with modifications, as appropriate. This approach has been successful on several recent major projects in the City, including the Bus Rapid Transit Project, State Street Corridor Master Plan, and Economic Development Strategic Plan. The DEQ will be a valuable resource to educate staff and the public on brownfields matters and the Voluntary Cleanup Program.

How will community input be obtained and incorporated into the project?

The City will continue to hold regular public input meetings with GRA stakeholders, as it has since 2014. The City will continue to use online communication tools to advertise and gather public feedback. This was very successful in the recent State Street Master Plan process, when over 11,000 unique visitors interacted on our websites. By joining the AW Plan with the upcoming Geneva Heights, Suncrest, and Orem Park Neighborhood Plan, we will leverage city-wide and neighborhood-focused outreach efforts to maximize public participation. Regular updates to partner agencies, neighborhood groups, the Planning Commission, and City Council will inform, garner support, and ensure community ownership of the AW Plan. Thorough public ownership will be achieved through regular public open houses, consistent online information updates, stakeholder committee meetings, interagency accountability, and adoption of the AW Plan as part of the Orem General Plan.

6. Programmatic Capability and Past Performance

Staff qualifications and resources

Brownfields Area-Wide Planning Grant Application

Geneva Road Area Narrative Proposal

The City of Orem has the staff resources to successfully leverage the grant funding to coordinate with outside resources, departments, and agencies to obtain additional expertise to successfully complete the project and produce a viable AW Plan. Below is a description of key City staff:

- Bill D. Bell is the City's Development Services Director and has been with the City of Orem for over 22 years. He has an extensive experience managing federal and state grant programs with the City.
- Jason Bench is the City's Planning Division Manager with over 25 years of city and county planning experience. He will be vital to the community outreach program, working with the City Council and Planning Commission, and maintaining the project budget as part of the Planning Division budget.
- Ryan Clark is the City's Economic Development Division Manager and has been with the City for 18 years. He has extensive knowledge of Orem's infrastructure, real estate, and business climate. Ryan will work with landowners and developers to recruit redevelopment projects and businesses to the GRA.
- Brandon Stocksdale is a Long Range Planner and Project Manager of the AW Plan. He leads the City's long range planning efforts, including public outreach, interagency coordination, and project management. Brandon recently successfully led the 14 month, multi-agency, \$286,000 State Street Corridor Master Plan in 2015.

The City will contract services from a consultant team to assist in completing the AW Plan based on the tasks outlined above. The City will follow an appropriate and established procurement process to select the most qualified consultant team to successfully complete the project.

Funded assistance agreements

The City has completed all of the appropriate audits and necessary reports to the funds listed below and followed all the cooperative agreements. There have been no adverse findings associated with these grants. The City has established procedures to ensure compliance with the appropriate cooperative agreements for various federal agencies, including the EPA. .

Project	Year Awarded	Award Amount	Grant	Report Status
Community Revitalization	2016	\$608,636	U.S. Dept. of HUD – Community Development Block Grant	Project underway, no reports due at this time.
Community Revitalization	2015	\$608,190	U.S. Dept. of HUD – Community Development Block Grant	All reporting requirements met to date. Final technical reports to be submitted by 09/30/2016.
Community Revitalization	2014	\$609,734	U.S. Dept. of HUD – Community Development Block Grant	All reporting requirements met. Final technical reports completed.
Community Revitalization	2013	\$623,757	U.S. Dept. of HUD – Community Development Block Grant	All reporting requirements met. Final technical reports completed.
Lindon Hollow Drain Construction	2013	\$198,267	Environmental Protection Agency	All reporting requirements met. Final technical reports completed.

Brownfields Area-Wide Planning Grant Application Geneva Road Area Narrative Proposal

7. Leveraging

Resources leveraged in support of achieving these project outputs/outcomes

To date, the City has invested its limited resources in the GRA as follows:

1. Orem Economic Development Strategic Plan 2014 (\$65,000): This documents helped Orem understand the importance of gathering and investing additional resources in the GRA. Information from the EDSP will be used to help prepare the AW Plan.
2. Industrial Overlay Zone (\$2,000): City staff has been working with GRA business owners and the Planning Commission since 2014 to refine the list of land uses for the GRA to limit potentially environmentally damaging and unhealthy businesses. This has included public outreach and many staff hours, with costs including staff wages, newspaper noticing, and public meetings facilities. The information from this task will be used in the AW Plan development.
3. GRA Public Meeting (\$500): The City held an initial meeting with GRA landowners in 2014 to gauge interest in pursuing the BF AWP Grant. All owners located within the GRA received mailed notices. The meeting was attended by 12 business owners, DEQ staff, and the Utah Valley Chamber of Commerce. After the project was explained, support was received from the attendees to move forward. The total cost includes mailing notifications, staff time, and the meeting venue.
4. Geneva Road Widening Project (\$76,000,000): UDOT recently completed the reconstruction of Geneva Road using state and federal funds. The roadway was widened to five lanes. In addition, a new storm drain system was constructed and the City of Orem upgraded and replaced culinary waterlines. A multi-use pedestrian trail was created to connect neighborhoods to local parks and Utah Lake to the west.
5. Sidewalk Improvements (\$40,000): The City completed sidewalk improvements on 1200 North, east of Geneva Road after the UDOT Geneva Road widening project. This project provides a safer walking environment for pedestrians and local business patrons.

Moving forward, the City will leverage additional resources to complete this project as follows:

1. City of Orem: The brownfield grant will fund the AW Plan and public outreach. The following staff time and costs will be contributed by the City to complete the plan:

Staff Member	Rate(w/benefits)	Hours	Total
Ryan Clark	\$50	60	\$3,000
Brandon Stocksdale	\$35	200	\$7,000
Jason Bench	\$55	40	\$2,200
Bill Bell	\$75	15	\$1,125
Other Planning Staff	\$45	60	\$2,700
Totals:		375	\$16,025

2. Targeted Brownfields Assessments or EPA Assessment/Cleanup Grants (\$50,000-\$200,000): The city will work with its state and federal partners to submit applications as appropriate and as a strategy is developed.
3. Coordinate with Partners (\$500): Utah Valley University will provide meeting space for future stakeholders meetings and will assist with mailings to keep stakeholders informed.
4. Private Funds: As uncertainty is resolved, private investment will commence.

Orem has not received HUD Regional Planning, Challenge, or EPA Smart Growth grants.

Geneva Road Corridor Area-Wide Plan Milestones Schedule

[illegible]

**City of Orem, Utah: Geneva Road Area
Brownfields Area-Wide Planning Grant Application**

APPENDIX 1

CITY OF OREM THRESHOLD CRITERIA WORKSHEET

1. Applicant eligibility

The City of Orem is an eligible applicant as a general purpose unit of local government. The City has not been a recipient of a previous AWP grant.

2. Specific and eligible BF AWP project area

The geographic boundaries of the BF AWP project area include the Geneva Road right of way on the west; 1600 North on the north; I-15 between 1600 North and 800 North, 800 West between 800 North and 400 South, and I-15 between 400 South and 800 South on the east; and 800 South on the south. The total Geneva Road Area includes approximately 1595 acres.

Please see the map on page 3 for the geographic area of the Geneva Road Area.

3. Identify one catalyst, high priority brownfield site within the BF AWP

The catalyst, high priority site within the Geneva Road Area is the Vacant Rocky Mountain Power site located at approximately 1116 North 1565 West, Orem, Utah, 84057. The site encompasses approximately 10-acres of land along and near Geneva Road. The site has historically been used for various commercial/industrial purposes and more recently is vacant/undeveloped and used for limited storage of equipment by the land owner. The site is surrounded by commercial/industrial businesses, such as old scrap yards, and is also adjacent to the former Geneva Steel site (which is an on-going RCRA Brownfield cleanup). This creates a tremendous amount of uncertainty that is an impediment to reuse efforts. Due to its location within the project area and vicinity to the new roadway called the Vineyard Connector, the site has the potential to spur additional revitalization once assessed, remediated, if necessary, and reused. The Vacant Rocky Mountain Power site is a key site for the city's Area-Wide Planning grant proposal and meets the definition of a Brownfield site per CERCLA 101(39).

The City of Orem affirms that the Vacant Rocky Mountain Power site is not listed or proposed for listing on the National Priorities List; subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; or subject to the jurisdiction, custody, or control of the United States Government.

To our knowledge, an environmental assessment has not been performed at the Vacant Rocky Mountain Power site. However, based on the history of the site, as well as the location of the property within a historical industrial corridor (dating back to at least the 1950s), it is suspected the site could be contaminated with Hazardous Substances such as Polycyclic Aromatic Hydrocarbons (PAHs), solvents and metals. It is important to stress this is suspected

**City of Orem, Utah: Geneva Road Area
Brownfields Area-Wide Planning Grant Application**

contamination and environmental investigation is necessary to evaluate this site and address the uncertainty that is currently an impediment to redevelopment efforts. It is not believed that the site is contaminated or potentially contaminated with petroleum.

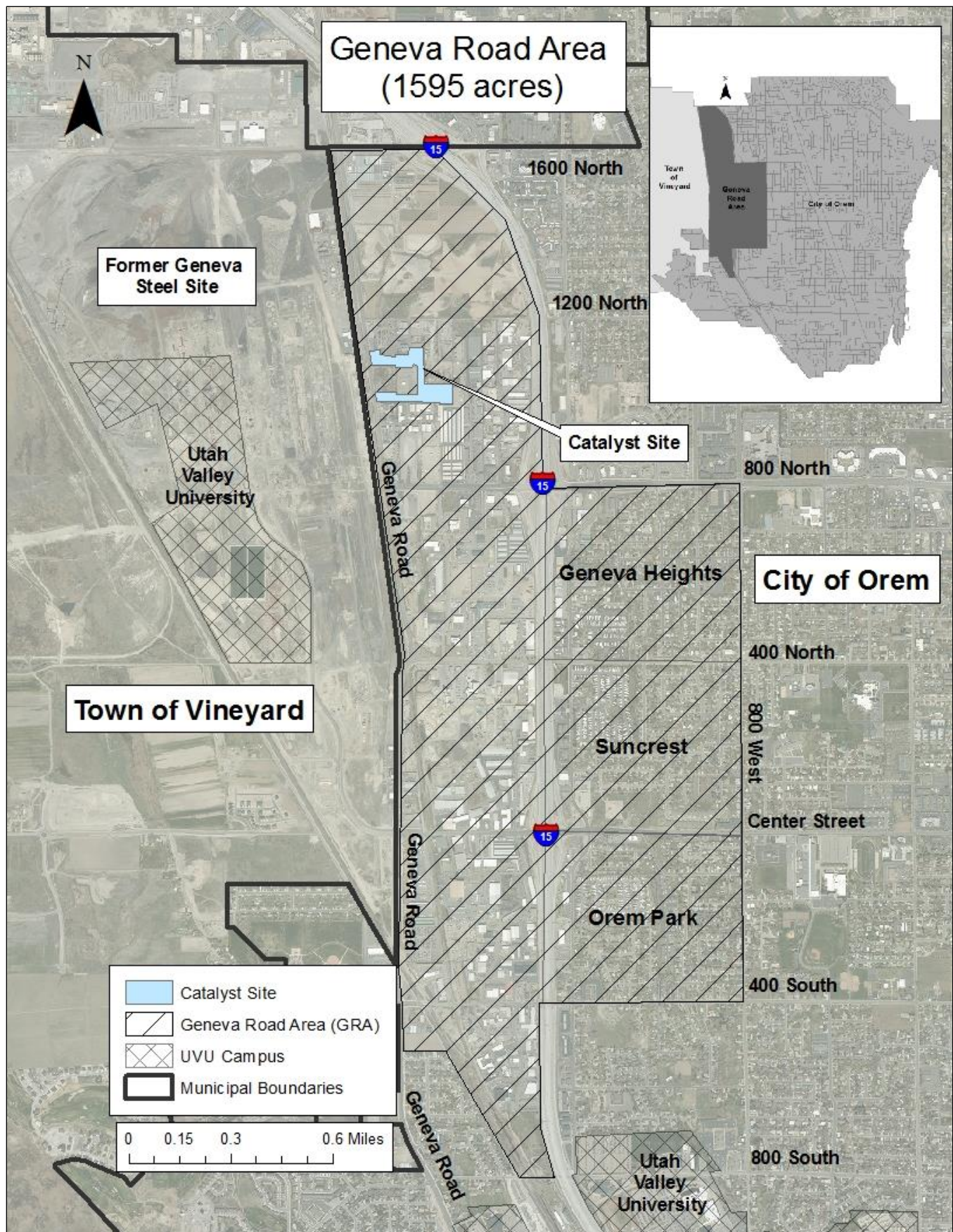
4. Ineligible activities

N/A

5. Letter of commitment to the project

Utah Valley University is a vital community-based organization that has actively assisted the City of Orem in reaching out to residents and community members. The City engages in multiple master planning and public outreach efforts related to the campus, adjacent neighborhoods, and the Geneva Road area and this project will a major opportunity to build on this cooperative relationship. Please see the attached letter of commitment and additional letters of support.

City of Orem, Utah: Geneva Road Area
Brownfields Area-Wide Planning Grant Application



April 27, 2016

City of Orem
56 North State Street
Orem, Utah 84057

RE: Letter of Support - Catalyst Site

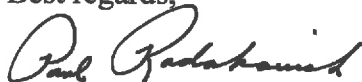
To Whom It May Concern,

Rocky Mountain Power was approached by the City of Orem about participating in the EPA Brownfield Area-Wide Planning Grant. We are willing to have our property generally located at 1059 North 1565 West as the catalyst, high-priority brownfield site. Our proximity to the former Geneva Steel site and to other steel supporting industries suggests that our property may have been environmentally impacted by neighboring uses.

Our property consists of three parcels. A power substation is located on the largest parcel of 6.4 acres and the other two parcels are undeveloped and contain 2.82 acres. A portion of the undeveloped land borders Geneva Road and could be assembled with neighboring parcels into a larger parcel primed for redevelopment. It is unknown at this time what we will do with our property in the future. However, we are interested in exploring options and participating in a vision plan for the area.

Rocky Mountain Power is a proponent of economic development and is a founding member of the Economic Development Corporation of Utah, which is responsible for business attraction and recruiting efforts for the Governor's Office of Economic Development. We support job growth initiatives and environmental stewardship. We envision a higher and better use for the Geneva Road corridor that will provide more opportunities for employment and reinvestment in the adjoining neighborhoods. We support the City of Orem's efforts for this proposed project.

Best regards,



Paul Radakovich
VP, Operations
Rocky Mountain Power



UTAH VALLEY UNIVERSITY

UNIVERSITY RELATIONS

July 11, 2016

To Whom It May Concern,

Utah Valley University (UVU) is excited to support the City of Orem in its application for the Brownfield Area-Wide Planning Grant. As an active partner in the community, we continuously look for opportunities to work with the City and our neighbors to improve the well-being of our students, neighborhoods, and community. We view this master planning process as an opportunity to further extend communication to our neighbors by engaging in a community-driven planning process. As a major property owner along the Geneva Road corridor, including campus buildings located at 1000 South Geneva Road, we recognize efforts to improve the safety and quality of the Geneva Road corridor will have significant benefits to the University and our students.

Specifically, we believe this can increase opportunities to provide local housing to our diverse student body's housing needs; improve access to local jobs; improve opportunities for local partnerships; and improve transportation options and accessibility to our multiple campuses and facilities on the Geneva Road corridor. We believe by addressing potential brownfields in our area, we can develop measures to improve the safety of our students, in terms of improved environmental quality and infrastructure improvements.

We plan to actively participate in the planning process by hosting public workshops on our campus, engaging our student body in the process, integrating proposals from our campus master plan, and building on collaborative efforts to work with our local partners and agencies. For many years, UVU has been actively working with the City of Orem, the Utah Department of Transportation, the Town of Vineyard, and the Utah Transit Authority to make improvements to infrastructure and services that can greatly benefit our campus, students, and other underprivileged populations in the community. We anticipate this process will greatly enhance our efforts.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cameron Martin', written over a light blue horizontal line.

Cameron Martin
Vice President, University Relations
(801) 863-8514
Cameron.Martin@UVU.edu

ORRIN G. HATCH
UTAH

ROBERT PORTER
CHIEF OF STAFF

104 Hart Senate Office Building

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FAX: (202) 224-6331

Website: hatch.senate.gov

United States Senate

WASHINGTON, DC 20510-4402

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HEALTH, EDUCATION,
LABOR, AND PENSIONS

AGING

JOINT COMMITTEE
ON TAXATION

August 2, 2016

The Honorable Gina McCarthy
Administrator, Environmental Protection Agency
1101A
1200 Pennsylvania Avenue, N.W.
Washington, DC 20460

RE: CFDA: 66.814 FY2017 Brownfields Area-Wide Planning Grant

Dear Administrator McCarthy:

The City of Orem in my state of Utah is proposing to study, and develop an area wide plan, including an implementation strategy, for the Geneva Road Area, a Brownfields Area-Wide Planning (BF AWP) project area. Orem is requesting \$200,000 in BF AWP funding to develop a plan to assess, clean up and reuse a specific catalyst area within the brownfields designated site. The Geneva Road Area is a vital industrial corridor and employment center in Utah County, Utah. Preliminary analysis of this catalyst, high priority brownfields site indicates contamination with Hazardous Substances, including Polycyclic Aromatic Hydrocarbons (PAHs), solvents, and metals. Once mitigated, the site has potential to spur additional economic revitalization within the region.

Orem City is dedicated to creating a community-driven plan for the revitalization of the Geneva Road Area. Chief among its goals are to improve environmental conditions, drive sustainable development and foster socially diverse communities. Orem City has committed partnerships with Utah Valley University, the Economic Development Corporation of Utah, and Orem's Neighborhood in Action to facilitate and encourage low-income residents' participation in this site's economic revitalization.

I am proud of the multiple stakeholder approach that Orem City is proposing through this planning project. As you review applications for the Brownfields Area-Wide Planning Grant, please give Orem City's proposal full and fair consideration.

Sincerely,



Senator Orrin Hatch

JASON CHAFFETZ
3RD DISTRICT, UTAH

COMMITTEE ON OVERSIGHT
AND GOVERNMENT REFORM
CHAIRMAN

COMMITTEE ON
THE JUDICIARY

Congress of the United States
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Washington, DC 20515-4403

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SUITE 318
PROVO, UT 84601
PHONE: (801) 851-2500

www.chaffetz.house.gov
@JasonInTheHouse

July 27, 2016

Director David Lloyd
U.S. Environmental Protection Agency
Office of Brownfields and Land Revitalization
Mail Code 5105 T
1200 Pennsylvania Ave. NW
Washington, DC 20460

Dear Director Lloyd,

I am writing in recognition of the City of Orem's application for a Brownfields Area-Wide Planning (AWP) grant to be used to research, plan and develop implementation strategies for an area affected by the former Geneva Steel site (which is an ongoing Resource Conservation and Recovery Act (RCRA) Brownfield cleanup location).

I urge the Environmental Protection Agency to seriously consider Orem City's application and award the grant based upon the merits of the project.

Respectfully,



Jason Chaffetz
Member of Congress



UTAH COUNTY HEALTH DEPARTMENT

Ralph L. Clegg, E.H.S., M.P.A.

Executive Director

Eric S. Edwards, M.C.H.E.S., M.P.A.

Deputy Director

July 22, 2018

Mr. Ryan Clark
Economic Development Division
City of Orem
56 North State Street
Orem UT 84057

Dear Ryan,

The Utah County Board of Health and Utah County Health Department support the efforts of the City of Orem to apply for an EPA Brownfield Area-Wide Planning Grant for the 400 South to 1200 North Geneva Road corridor.

The Utah County Board of Health is the policy and regulatory board for public health services in Utah County. Due to the previous area usage, the Board feels that it is important to study the Brownfield issues in the area in order to make the best use of these properties. Effective evaluation followed by careful planning, any necessary clean up, and finally usage that contributes to healthy communities are very important to the Board.

Effective efforts initiated by this grant should allow for the planning and implementation of new investments to bolster the economic status of the area neighborhoods with new employment opportunities and improved quality of life. The assessment and area wide planning efforts should include potential or necessary clean up options, potential transportation strategies, green space, and other considerations that will add to making the area a more livable community.

Please feel free to contact us if you have any questions or concerns at 801-851-7012.

Sincerely,

Clyde Nielsen
Chair
Utah County Board of Health

Ralph L. Clegg, EHS, MPA
Executive Director

Board of Health

Clyde Nielsen, RPh, Chair

Henry M. Yeates, M.D.
Commissioner Larry Ellertson

Diane Lohner
Superintendent Keith C. Rittel

Dianne C. Carr, RD
Mayor Jeff Acerson

Gaye L Ray, RN
Teresa Tavares

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The Gardner Policy Institute
University of Utah

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Box Elder County

Val Hale
Governor's Office of Economic
Development

President Dr. Deneece Huftalin
Salt Lake Community College

Ron Jibson
Questar

Mel S. Lavitt
Chairman, GOED Board

Josh Little
Site Select Plus

Greg Matis – SelectHealth

Mayor Ben McAdams
Salt Lake County

Commissioner Bret Millburn
Davis County

President Steve Morgan
Westminster College

President David Pershing
University of Utah

Ray Pickup
Workers Compensation Fund

Steven Price
Price Real Estate

Commissioner Alan Roper
Millard County

Mayor Bob Stevenson – Layton City

Jill Taylor - KeyBank, NA

Mayor Troy Walker – Draper City

Glen D. Watkins - Jones Waldo

Douglas C. Welling
Jacobsen Construction Company

Mayor Bert Wilson – Lehi City

M. Craig Zollinger
JPMorgan Chase Bank, N.A.

July 14, 2016

Mr. Ryan Clark
City of Orem
56 North State Street
Orem, UT 84057

Dear Ryan:

The Economic Development Corporation of Utah (EDCUTah) is writing this letter of commitment to the City of Orem to support their pursuit of an EPA Brownfield Area-Wide Planning grant for the Geneva Road corridor between 800 South and 1600 North.

EDCUTah is a private nonprofit organization that works with state and local government and private industry to attract and grow competitive, high-value companies and spur the development and expansion of local Utah businesses. The completion of an area-wide plan is an opportunity to assist land owners with a process that outlines measures that can be utilized to clean-up possible contamination on a voluntary basis in the future. The possible redevelopment of properties along Geneva Road may lead to higher and better uses that may result in additional job creation and higher wages for the community.

The Geneva Road corridor was established as an industrial area with business uses that supported or complimented the Geneva Steel Plant built in 1944 and located on the west side of the corridor. Over recent years, the steel plant was dismantled, purchased by a private developer, master planned, and is now moving forward with redevelopment. The west side of Geneva Road will now have retail, mixed-use, and a business park. At this moment, a new movie theater complex has been completed as well as multiple high-density housing projects. As further development occurs we foresee a halo effect taking place and an opportunity for west side uses to spread to the east side of the corridor. What are now automotive wrecking yards and other industrial uses may have an opportunity to redevelop into Class A or B office, clean industrial, and manufacturing space.

EDCUTah is committed to participating in the area-wide planning process to determine the best types of uses for these properties. We are also committed to assisting the City of Orem with recruiting new businesses with better and higher uses to locations that will be identified in the final vision plan for the corridor.

EDCUTah will work with the City of Orem to add properties identified by the vision plan to the EDCUTah SureSite program. The program is utilized by outside site selectors and EDCUTah staff

to identify properties that meet the requirements of businesses conducting site searches for new locations. EDCUtah will also provide the City of Orem with opportunities to respond to requests for information, which will allow Orem the ability to submit high detailed reports regarding properties along the corridor that meet more specific site search requirements.

We also encourage appropriate entities to partner with Orem City in establishing the tools needed for creating and sustaining a viable community. If you have any additional questions please contact me or Sherrie Martell at 801-328-8824.

Sincerely,



Jeff Edwards
President & CEO
EDCUtah
801-328-8824
jedwards@edcutah.com



COMMUNITY DEVELOPMENT

July 7, 2016

Brandon Stocksdale
56 North State Street
Orem, Utah 84057

RE: Letter of Support – EPA Brownfield Area-Wide Planning Grant

Mr. Stocksdale,

It is with great pleasure that the Town of Vineyard offers support regarding the City of Orem's EPA Brownfield Area-Wide Planning Grant application. The town recognizes the significant role Geneva Road plays as a regional transportation corridor and its potential for economic development and enhanced quality of life through environmental remediation and coordinated planning efforts between our communities. The BF AWP Grant provides an exciting opportunity for Orem and Vineyard to work together and coordinate resources to improve Geneva Road and adjacent neighborhoods.

Sincerely,

Morgan Brim, Planning Director
Town of Vineyard



State of Utah

GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Department of
Environmental Quality

Alan Matheson
Executive Director

DIVISION OF ENVIRONMENTAL
RESPONSE AND REMEDIATION

Brent H. Everett
Director

ERRC-107-16

July 28, 2016

Brandon Stocksdales, Long Range Planner
Orem City
56 North State Street
Orem, Utah 84057

RE: Support Letter for EPA Brownfields Program Area-Wide Planning Grant

Dear Mr. Stocksdales:

Thank you for involving the Division of Environmental Response and Remediation (DERR) in Orem City's economic development and planning discussions regarding the City's application for a U.S. Environmental Protection Agency (EPA) Brownfields Program Area-Wide Planning Grant. The subject area of the grant application is the Geneva Road Area within Orem City boundaries.

Planning is an important step in developing an implementation strategy to assess, clean up (if necessary), and ultimately reuse Brownfields properties and the DERR supports Orem City in its application for an EPA Brownfields Program Area-Wide Planning Grant. The DERR is committed to assisting Orem City with addressing Brownfields properties and also encourages use of available tools such as the Voluntary Cleanup Program and Enforceable Written Assurances as vehicles for addressing contaminated properties and returning Brownfields to productive reuse.

We look forward to continuing our partnership with Orem City to address Brownfields concerns. Should you have any questions, please contact David Bird of my staff at (801) 536-4219.

Sincerely,

Brent H. Everett, Director
Division of Environmental Response and Remediation

BHE/DGB/ab

cc: Bryce C. Larsen, MPA, EHS, Environmental Health Director, Utah County Health Department



M O U N T A I N L A N D

ASSOCIATION OF GOVERNMENTS

Serving Summit, Utah and Wasatch Cities & Counties

July 18, 2016

Mr. Ryan Clark
City of Orem
56 North State Street
Orem, UT 84057

Dear Ryan:

Mountainland Association of Governments (MAG) supports the City of Orem's efforts to move forward with their pursuit of an EPA Brownfield Area-Wide Planning grant for the Geneva Road corridor between 800 South and 1600 North. We are excited for the opportunities that may be created by completing a Brownfield Area-Wide Plan.

MAG is responsible for economic development for a three-county region that includes Utah, Wasatch, and Summit Counties. Recently MAG completed the 2013 Comprehensive Economic Development Strategy Update. The strategy outlined multiple objectives and goals. Objective 6.4 identified a need to increase the availability of shovel-ready sites for commercial and industrial development. Moving forward with an area-wide plan helps us to meet this objective and starts currently underutilized brownfield sites on the path towards becoming shovel-ready sites. Additionally, once these sites are remediated, an opportunity will exist to recruit high growth employers that bring with them higher paying jobs.

If I can offer any additional information or answer any questions, please feel free to contact me at (801) 229-3833.

Sincerely,

Michelle Carroll
560 East 800 North
Orem, UT 84097
mcarroll@mountainland.org



April 18, 2016

Executive Committee:

Jeff Sermon
Board Chair
Bob Williams
Chair Elect
Ethan Shumway
Campaign Chair
Janae Moss
Community Engagement Chair
Kelly Ward
Finance, Audit & Operations Chair

Board of Directors:

Britton Roney
Cameron Martin
Carl Berntson
Debbie Swenson
Diana Simmons
Gary Seastrand
Jeff Rust
Jim Evans
Kelley Johnson
Kristine Manwaring
Kyle Reyes
Lori Thorn
Marie Prothero
Matt Swenson
Merrilee Boyack
Scott Barlow
Ryan Poelman
Susan Madsen
Susan Richards

President and CEO:

Bill Hulterstom

Corporate Partners

\$50,000+:
Google Fiber

Corporate Partners

\$25,000+:
Nudge
Intermountain Healthcare
Nu Skin
RBM Services

Corporate Partners
generously donate funds
to support United Way of
Utah County's mission of
creating opportunities
for a better life for all.
Thank you!

Mr. Ryan Clark
Economic Development Division
City of Orem
56 North State Street
Orem, UT 84057

Dear Ryan:

The United Way of Utah County supports the City of Orem's efforts to move forward with their pursuit of an EPA Brownfield Area-Wide Planning Grant for the Geneva Road corridor between 400 South and 1200 North. We are excited for the opportunities that will be created by completing a Brownfield Area-Wide Plan.

The neighborhoods included in the area-wide planning boundary are economically challenged. Creating an Area-Wide Plan to envision a higher and better use for existing brownfields and other parcels located in the boundary will lead to new opportunities that can bolster the economic status of the neighborhoods. Bringing new investment and development to the area will result in additional jobs, higher incomes, and an improved quality of life. These improvements compliment the United Way's focus upon building financially stable families, preparing children to succeed in school and beyond and creating a healthy community.

If I can offer any additional information or answer any questions, please feel free to contact me at (801) 691-5301.

Sincerely,

Bill Hulterstom
President & CEO

Appendix 2: Other Factors Checklist

Name of Applicant: City of Orem, UT

Please identify with an **X** any of the items below which may apply to the applicant's BF AWP project area as described in your proposal. To be considered for an Other Factor, include the page number where each applicable factor is discussed in your proposal. EPA may verify these disclosures and supporting information prior to selection and may consider this information during the evaluation process. Attach documentation to the proposal as applicable. If this information is not clearly discussed in the narrative proposal or in any of the attachments, it will not be considered in the grant selection process.

X	Other Factor	Page #
X	<i>None of the Other Factors are applicable.</i>	
	BF AWP project is in an urban area (city population is 100,000 or more).	
	BF AWP project is in a rural area (city/town/village/unincorporated area/etc. population is 20,000 or less and is not located in a Metropolitan Statistical Area).	
	BF AWP project is in a micro community (city/town/village/unincorporated area/etc. population of 10,000 or less).	
	Applicant is or is applying on behalf of a federally recognized Indian Tribe or an entity from a United States Territory.	
	Applicant is a POWER+ community who is proposing a BF AWP project area with one or more eligible catalyst, high priority brownfield site(s) and a recently closed (2008 or later) or closing power plant.	
	Applicant's catalyst, high priority brownfield site(s) is (are) tied to recent (2008 or later) natural disaster(s) within the BF AWP project area.	
	Applicant's catalyst, high priority brownfield site(s) is (are) tied to a recent (2008 or later) manufacturing industry plant closure within the BF AWP project area.	
	Applicant's catalyst, high priority brownfield site(s) are tied to a recent (2008 or later) significant economic disruption, <u>unrelated</u> to a natural disaster, manufacturing industry plant closure or closing/closed power plant, within the BF AWP project area, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the BF AWP project area, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the BF AWP project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. <i>Attach documentation of PSC recipient or core partner status.</i>	

	Applicant's BF AWP project area is directly tied to EPA's Making a Visible Difference (MVD) initiative, and the applicant can demonstrate that funding/technical assistance/other resources from the MVD initiative has or will benefit the BF AWP project area. Applicant must clearly demonstrate there is a nexus between their MVD status and the proposed brownfields activities.	
	Applicant is a recipient of an EPA Urban Water grant and can demonstrate that that funding/technical assistance/other resources from the Urban Waters grant has or will benefit the BF AWP project area. Applicant must clearly demonstrate there is a nexus between their Urban Waters efforts and the proposed brownfields activities.	
	Applicant is designated as a HUD Promise Zones community, and can demonstrate that funding/technical assistance/other resources from the Promise Zones designation has or will benefit the BF AWP project area. Applicant must clearly demonstrate there is a nexus between their Promise Zones designation and the proposed brownfields activities. <i>Attach documentation of HUD Promise Zone community status.</i>	
	<p>Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered:</p> <ul style="list-style-type: none"> • Applicant must clearly demonstrate in the proposal that there is a nexus between their IMCP designation and the proposed BF AWP project. • Attach documentation which demonstrates either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. A core partner/implementation strategy party is a local partner organization/jurisdiction that will carry out the proposed strategy, as demonstrated in letters of commitment or memoranda of understanding which documents their contributions, roles, and responsibilities to the partnership. EDA may provide to EPA a list of the core partners/implementation strategy parties for each of the 24 "manufacturing community" designees, which EPA would use to verify this other factor. 	

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

08/10/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Orem

* b. Employer/Taxpayer Identification Number (EIN/TIN):

87-6000258

* c. Organizational DUNS:

0729887100000

d. Address:

* Street1:

56 North State Street

Street2:

* City:

Orem

County/Parish:

* State:

UT: Utah

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

84097-5508

e. Organizational Unit:

Department Name:

Development Services

Division Name:

Planning

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Brandon

Middle Name:

* Last Name:

Stocksdale

Suffix:

Title:

Long Range Planner

Organizational Affiliation:

* Telephone Number:

801-229-7055

Fax Number:

801-229-7191

* Email:

bstocksdale@orem.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.814

CFDA Title:

Brownfields Training, Research, and Technical Assistance Grants and Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-05

* Title:

FY2017 BROWNFIELDS AREA-WIDE PLANNING GRANT

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Geneva Road Area

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

UT-3

* b. Program/Project

UT-3

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

06/01/2017

* b. End Date:

05/31/2018

18. Estimated Funding (\$):

* a. Federal

200,000.00

* b. Applicant

0.00

* c. State

0.00

* d. Local

0.00

* e. Other

0.00

* f. Program Income

0.00

* g. TOTAL

200,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Mr.

* First Name:

Bill

Middle Name:

* Last Name:

Bell

Suffix:

* Title:

Development Services Director

* Telephone Number:

801-229-7053

Fax Number:

801-229-7191

* Email:

bdbell@orem.org

* Signature of Authorized Representative:

Bill Bell

* Date Signed:

08/10/2016